148.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,900 / 951,900
					USE VALUE:	951,900 / 951,900
					ASSESSED:	951,900 / 951,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAVIOLI NANCY E
Owner 2:	
Owner 3:	
Street 1:	24 HIGGINS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2834 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4503.000	558,400	4,900	388,600	951,900
Total Card	0.103	558,400	4,900	388,600	951,900
Total Parcel	0.103	558,400	4,900	388,600	951,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.89 | /Parcel: 335.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	558,400	4900	4,503.	388,600	951,900		Year end	12/23/2021
2021	104	FV	533,200	4900	4,503.	388,600	926,700		Year End Roll	12/10/2020
2020	104	FV	533,300	4900	4,503.	388,600	926,800	926,800	Year End Roll	12/18/2019
2019	104	FV	398,700	4900	4,503.	388,600	792,200	792,200	Year End Roll	1/3/2019
2018	104	FV	398,700	4900	4,503.	344,200	747,800	747,800	Year End Roll	12/20/2017
2017	104	FV	374,100	4900	4,503.	288,600	667,600	667,600	Year End Roll	1/3/2017
2016	104	FV	374,100	4900	4,503.	288,600	667,600	667,600	Year End	1/4/2016
2015	104	FV	333,600	4900	4,503.	249,800	588,300	588,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11578

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVIOLI JOSEPH	29626-150		1/6/1999	Family		No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2004	579	AbvGrd.	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2008	Measured	336	PATRIOT
6/6/2000	Missed Appt.	163	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4503		Sq. Ft.	Site		0	70.	1.23	8									388,563						388,600	

Total AC/HA: 0.10337 | Total SF/SM: 4503 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 388,563 | Spl Credit | Total: 388,600

PRINT

Date	Time
12/30/21	12:45:03

LAST REV

Date	Time
08/22/18	13:02:39

apro

User Acct / GIS Ref / GIS Ref / Insp Date

97488

12/19/08

!11578!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	97488
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10891604
Const Adj.:	0.97515047
Adj $ / SQ:	194.645
Other Features:	119750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686013
Depreciation:	127598
Depreciated Total:	558415

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

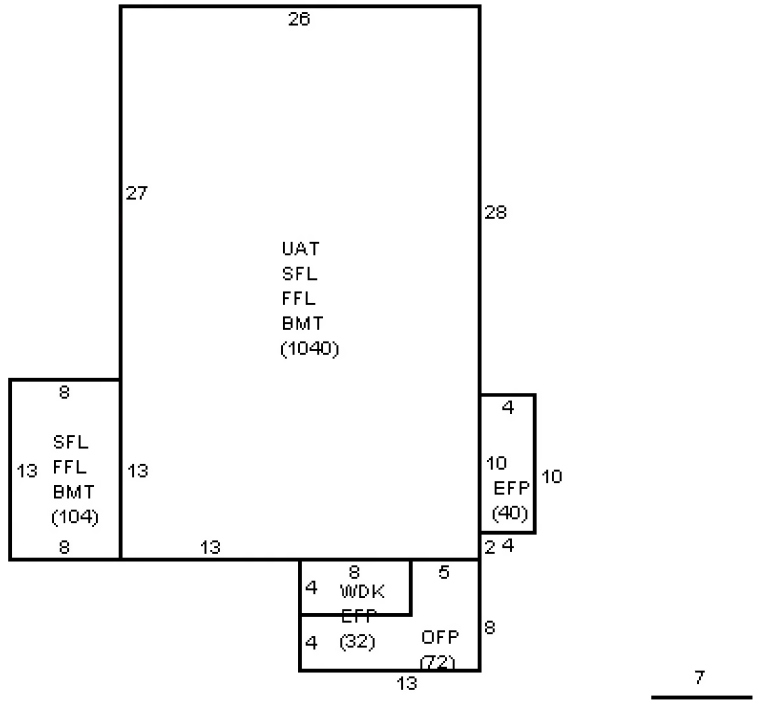
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.64
Special Features:	0	Val/Su Net:	144.36
Final Total:	558400	Val/Su SzAd	244.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	67.880	77,657
FFL	First Floor	1,144	194.640	222,674
SFL	Second Floor	1,144	194.640	222,674
UAT	Upper Attic	260	136.250	35,425
EFP	Enclos Porch	72	63.420	4,566
OFP	Open Porch	72	38.440	2,767
WDK	Deck	32	15.600	499
	Net Sketched Area:	3,868	Total:	566,262
Size Ad	2288	Gross Area	4648	FinArea 2834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1922	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900